Karen Y Johnson Davidson County
Batch# 182043 DEEDWARR
01/09/2019 10:38:38 AM 2 pgs
Fees: $13.00 Taxes: $626.78

20190109-0002311

mail Security Title & Escrow Company, LLC 1517 Hatcher Lane, Ste.A Columbia, TN 38401	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $169,400.00 Affiant Subscribed and sworn to before me, this 7 day of January, 2019. Notary Public My commission expires: 2/28/22

NOTARY PUBLIC AT LARGE
Kim Swanner
My Commission Expires February 28, 2022
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raul Ernesto Serrano Gonzalez **Karina Lissett Membreno Areval**	Same	**12001008200**
1213 Kermit Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Julie L. Prestia and Mary A. Prestia, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raul Ernesto Serrano Gonzalez and Karina Lissett Membreno Arevalo, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 249 of the Miro Meadows Subdivison as shown by map of record in Plat Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie L. Prestia and Mary A. Prestia, as joint tenants with right of survivorship, by Warranty Deed from Carmen G. Anderson Mullins and husband, David C. Mullins, dated July 9, 2004, of record in Instrument No. 20040714-0083806, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1213 Kermit Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Julie L. Prestia Date: 1/7/19

Julie L. Prestia

Mary A. Prestia Date: 1-7-19

Mary A. Prestia

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Julie L. Prestia and Mary A. Prestia, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of Jan., 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY